



Cnoc na Maoile

The Miles Road | Clonakilty | Co. Cork

Beautiful 2, 3 and 4 bedroom homes



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Where Quality, Comfort and
Coastline Come Together!



Discover a new standard of living in the vibrant coastal town of Clonakilty, one of West Cork's most sought-after locations.

Cnoc na Maoile is a thoughtfully designed development of 2, 3 and 4-bedroom A-rated homes, combining contemporary style with exceptional comfort. Each home has been carefully crafted to maximise space, light, and functionality—perfect for modern family living.

Every property includes a premium specification as standard, including a custom designed fitted kitchen, large windows for abundant natural light, generous ceiling heights and rear gardens.





The Ideal location

The development itself reflects a strong focus on architectural quality and community living, with considered layouts, attractive landscaping, and outdoor spaces designed for everyone to enjoy.

Located just minutes from the coastline, Clonakilty offers the perfect balance of coastal charm and connectivity, with easy access to Cork City, major road networks and Cork International Airport.

These homes are eligible for the Help to Buy Scheme, with many also qualifying for the First Home Scheme, offering excellent support.

Each property comes with a 10-year HomeBond Structural Warranty.



C3 House Type



H/F House Types





A Stunning Location

The Heart of West Cork

Clonakilty is a vibrant coastal town celebrated for its character, charm, and strong sense of community. Blending traditional appeal with a full range of modern amenities, it offers an exceptional quality of life in a truly picturesque setting.

Positioned along the Wild Atlantic Way, Clonakilty enjoys a unique location between coastline and countryside—making it an ideal choice for families, professionals and downsizers alike.

A Thriving Town with Everything Close By - Clonakilty provides all the essentials for modern living, right on your doorstep. A selection of well-regarded primary and secondary schools serves the area, of supermarkets, independent retailers, pharmacies, and local services ensure everyday convenience.



The Award-Winning Town

The town is also renowned for its award-winning food scene, with cafés, restaurants, and traditional pubs showcasing the very best of West Cork produce. For those with an active lifestyle, a wide range of sporting and leisure facilities are available, including GAA, soccer, rugby, water sports, gyms, and more.

Coastal Living at Its Best - Just minutes from your doorstep lies Inchydoney Beach, one of Ireland's most popular seaside destinations, known for its Blue Flag waters and excellent surf conditions. The surrounding area offers scenic coastal drives along the Wild Atlantic Way, as well as an abundance of walking and cycling routes to explore the natural beauty of West Cork. Nearby coastal villages further enhance the lifestyle on offer, each with its own charm and attractions.

Clonakilty's vibrant cultural scene is equally appealing, with year-round festivals, arts events, and a rich local heritage adding to the town's unique character.





Excellent Connectivity

Despite its tranquil setting, Clonakilty is exceptionally well connected. The town is just 15–20 minutes from Bandon and approximately 50–60 minutes from Cork City, with Cork Airport reachable in under an hour, providing both domestic and international travel options.

The N71 offers direct access to Cork City and the wider region, while regular bus services connect Clonakilty to surrounding towns. Rail services from Cork City provide further links to Dublin and other major destinations.



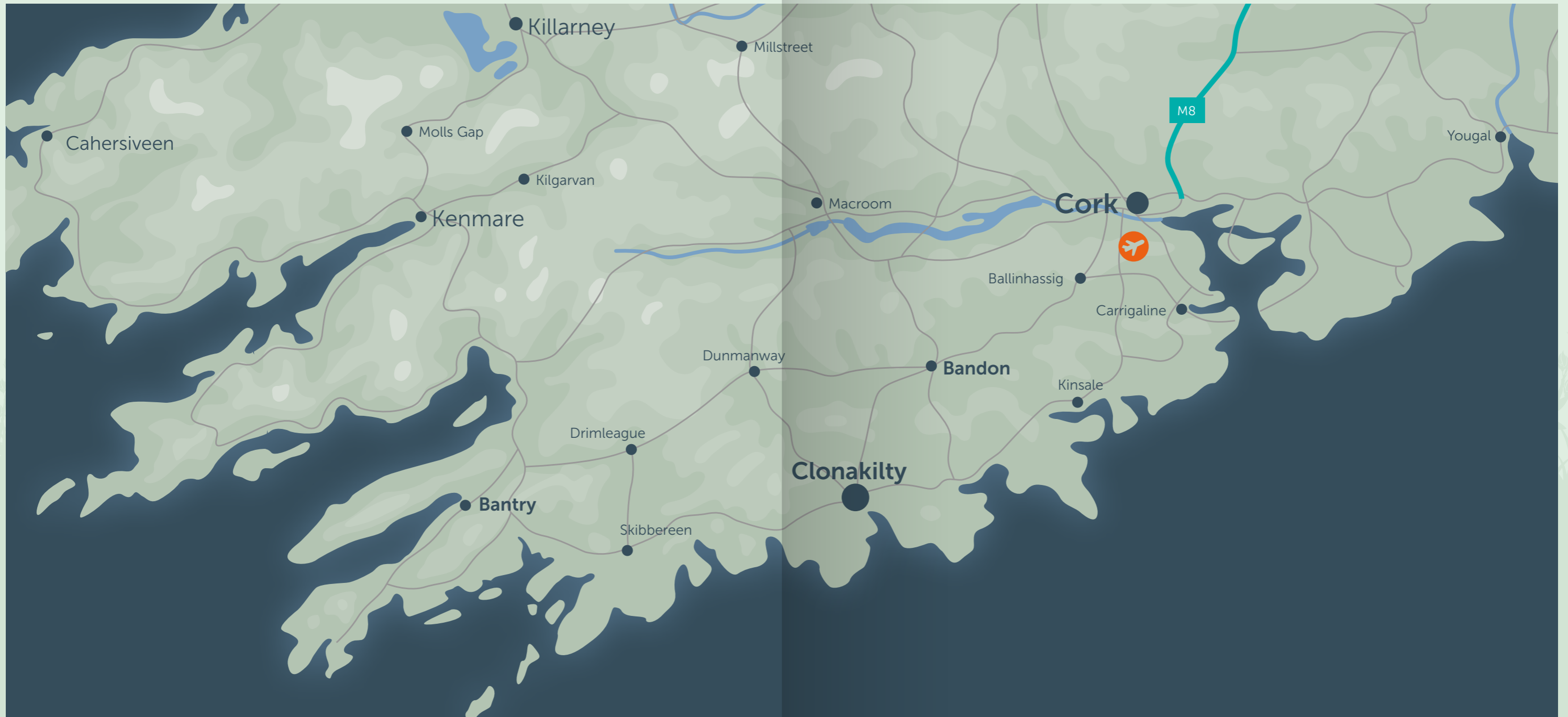
Excellent Connectivity

Inchydoney Beach	5-10 minutes
Bandon	15-20 minutes
Cork Airport	45-50 minutes
City Cork	50-60 minutes
Killarney	70-80 minutes

Direct access via the N71, connecting West Cork to Cork City and beyond

Regular bus services linking Clonakilty with surrounding towns and Cork City

Rail connections available from Cork City to Dublin and other major destinations





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Site Plan

-  **House Type A1**
4 Bedroom Detached
Three – Storey
157.7 sq.m / 1,697 sq.ft
-  **House Type C1**
4 Bedroom Detached
146.3 sq.m / 1,575 sq.ft
-  **House Type C3**
4 Bedroom Detached
147.5 sq.m / 1,588 sq.ft
-  **House Type C5/D**
3 Bedroom Semi-Detached
C5: 133.3 sq.m / 1,435 sq.ft
D: 117.5 sq.m / 1,265 sq.ft
-  **House Type F**
2 Bedroom Mid Terrace
and End of Terrace
86 sq.m / 926 sq.ft
-  **House Type J**
4 Bedroom Semi-Detached
123.8 sq.m / 1,333 sq.ft
-  **House Type A2**
3 Bedroom Detached
126.3 sq.m / 1,359 sq.ft
-  **House Type C2**
4 Bedroom Detached
145.1 sq.m / 1,562 sq.ft
-  **House Type C4**
4 Bedroom Detached with Study/Office
177.14 sq.m / 1,907 sq.ft
-  **House Type C6**
4 Bedroom Detached with Study/Office
146 sq.m / 1,572 sq.ft
-  **House Type H**
3 Bedroom Mid Terrace
and End of Terrace
108.6 sq.m / 1,169 sq.ft
-  **House Type K**
4 Bedroom Semi-Detached
125.1 sq.m / 1,347 sq.ft



Please speak to a sales agent for any queries. The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Cloncastle Developments Limited reserve the right to alter the layout, landscaping, and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.



House Type A1

4 Bedroom Detached Three – Storey
157.7 sq.m / 1,697 sq.ft



House Type A2

3 Bedroom Detached
126.3 sq.m / 1,359 sq.ft



Ground Floor

First Floor

Second Floor



Ground Floor

First Floor

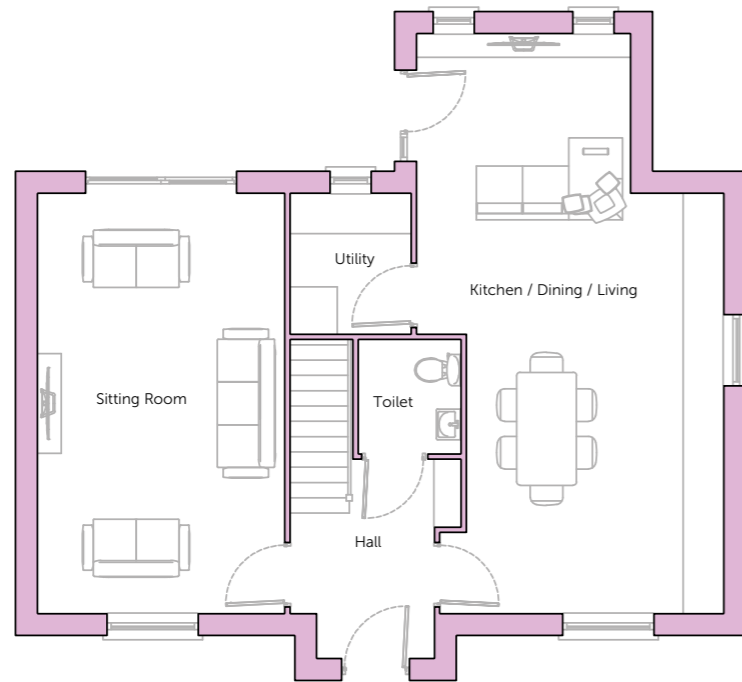
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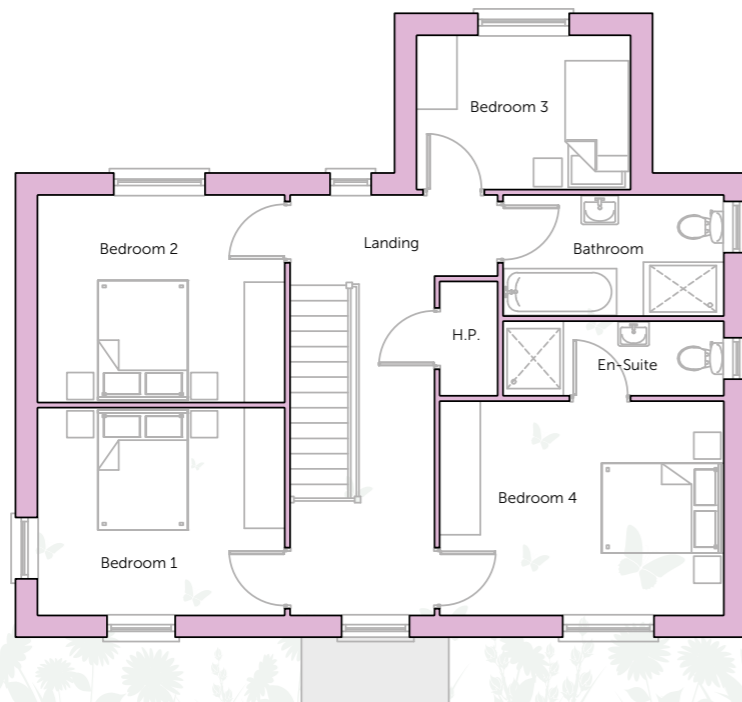


House Type C1

4 Bedroom Detached
146.3 sq.m / 1,575 sq.ft



Ground Floor



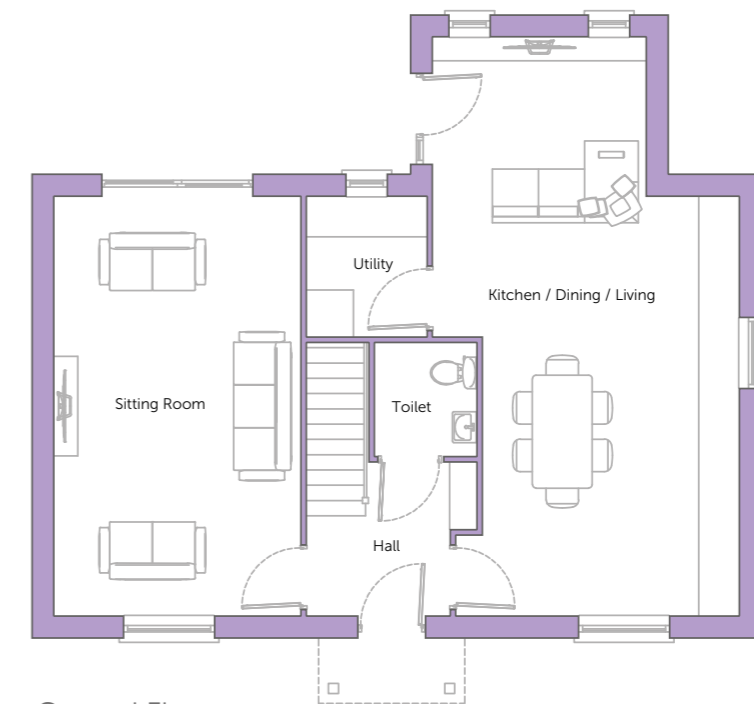
First Floor

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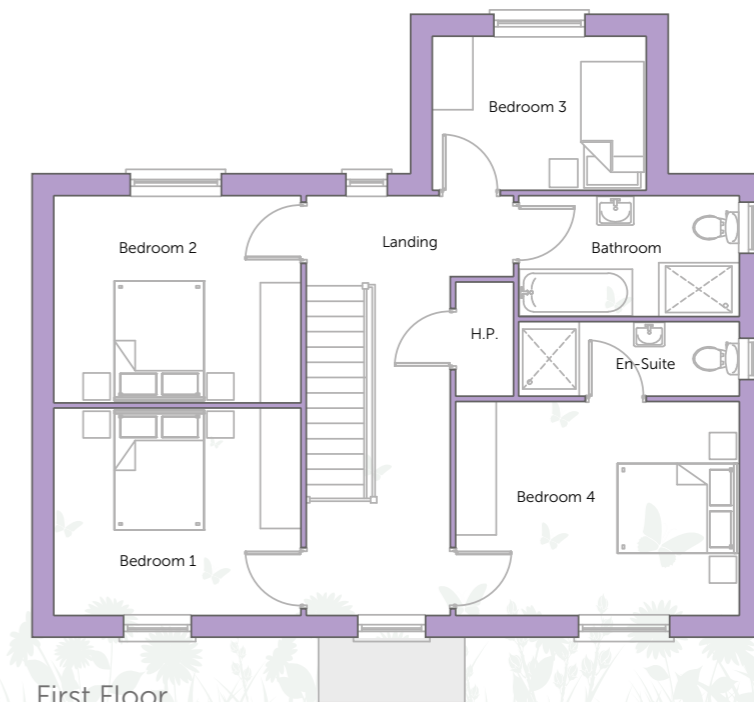


House Type C2

4 Bedroom Detached
145.1 sq.m / 1,562 sq.ft



Ground Floor



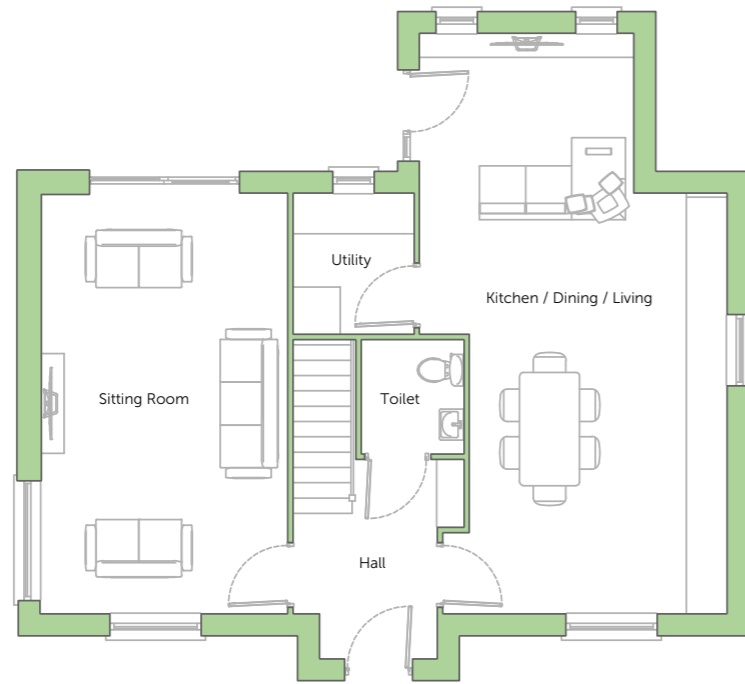
First Floor

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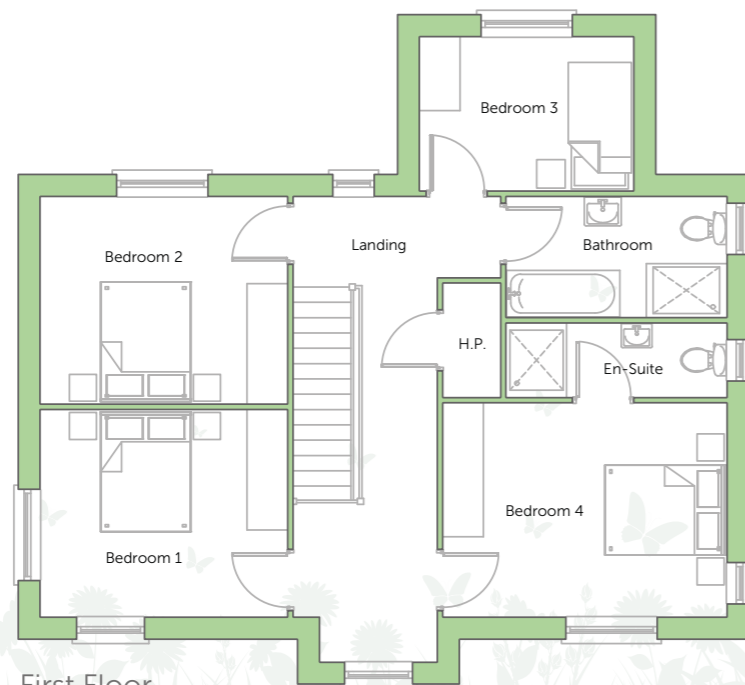


House Type C3

4 Bedroom Detached
147.5 sq.m / 1,588 sq.ft



Ground Floor



First Floor

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House Type C4

4 Bedroom Detached with Study/Office
177.14 sq.m / 1,907 sq.ft



Ground Floor



First Floor

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House Type C5/D

3 Bedroom Semi-Detached

C5: 133.3 sq.m / 1,435 sq.ft

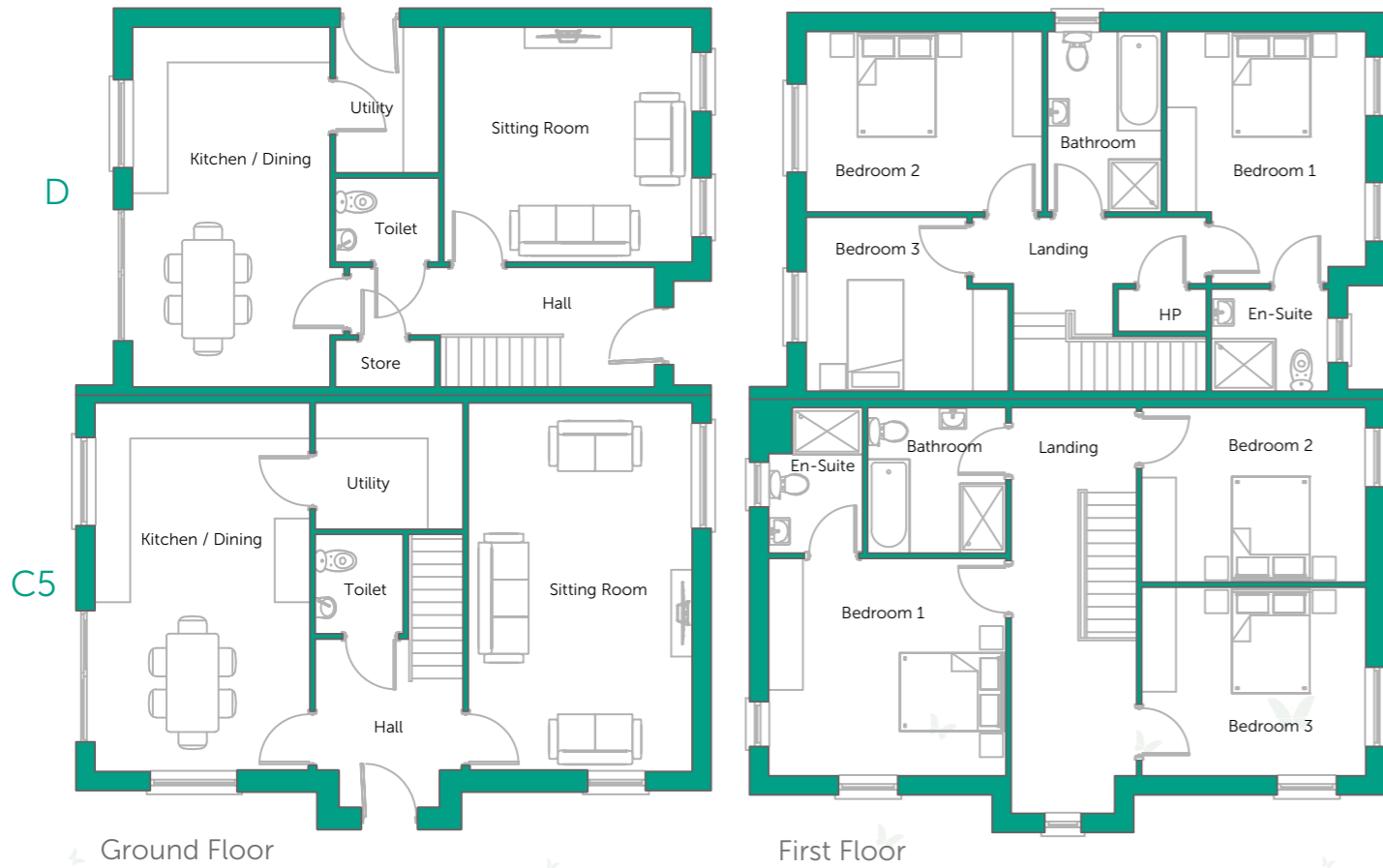
D: 117.5 sq.m / 1,265 sq.ft



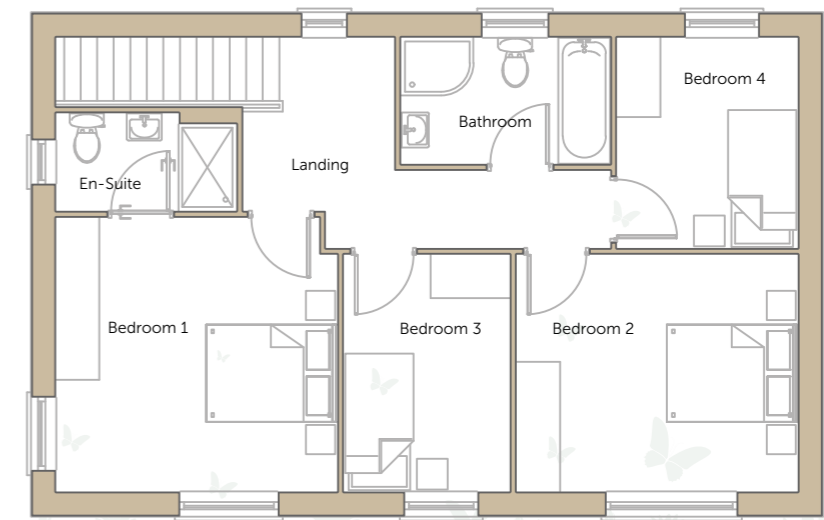
House Type C6

4 Bedroom Detached with Study/Office

146 sq.m / 1,572 sq.ft



Ground Floor



First Floor

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House Type F

2 Bedroom End of Terrace and Mid Terrace
86 sq.m / 926 sq.ft



Ground Floor



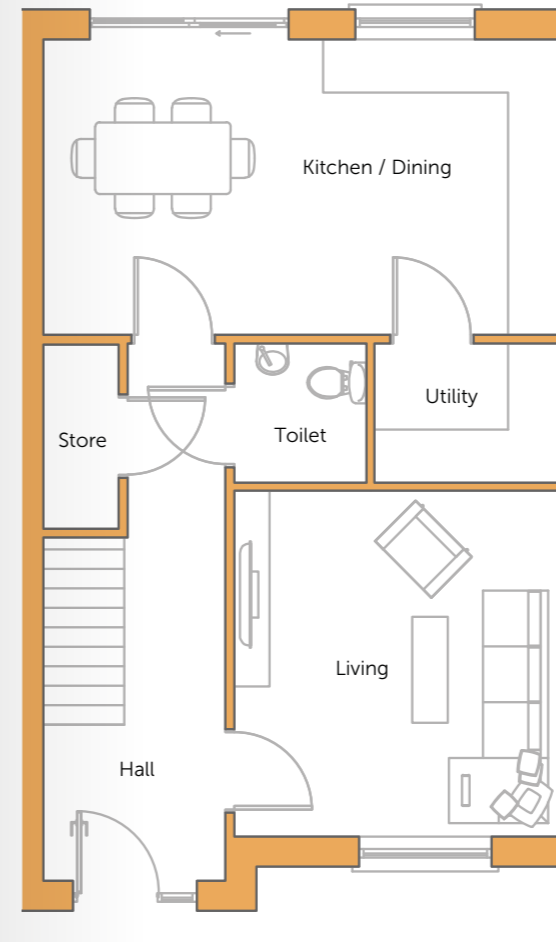
First Floor

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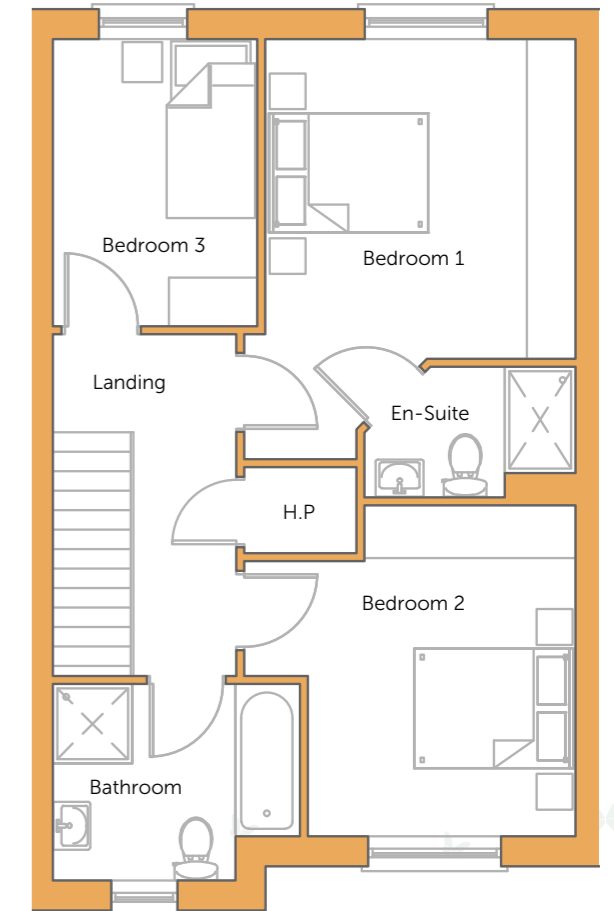


House Type H

3 Bedroom End of Terrace and Mid Terrace
108.6 sq.m / 1,169 sq.ft



Ground Floor



First Floor

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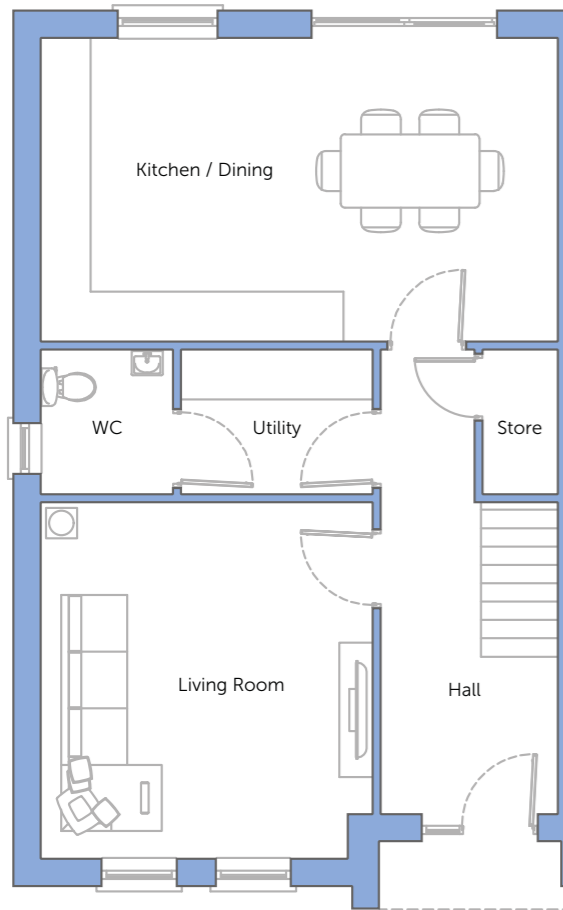
House Type J

4 Bedroom Semi-Detached
123.8 sq.m / 1,333 sq.ft

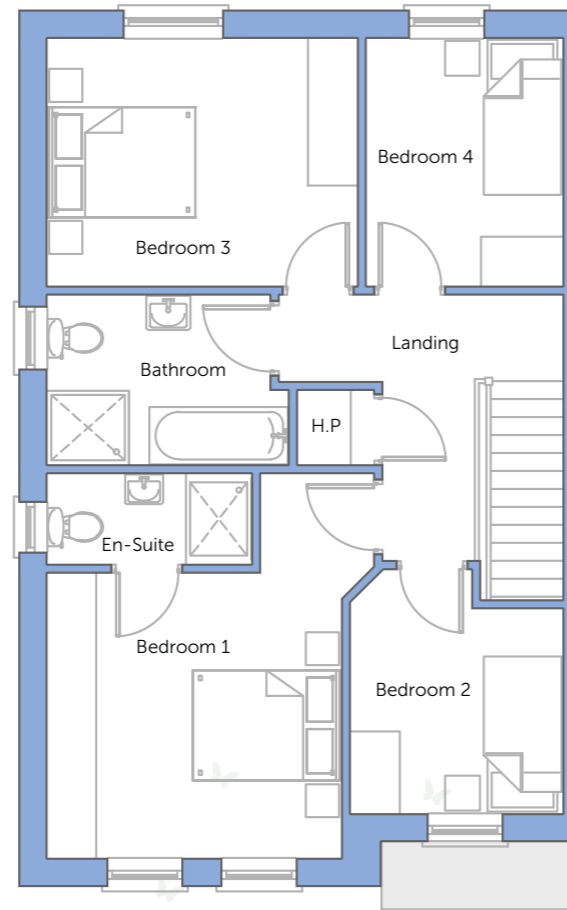


House Type K

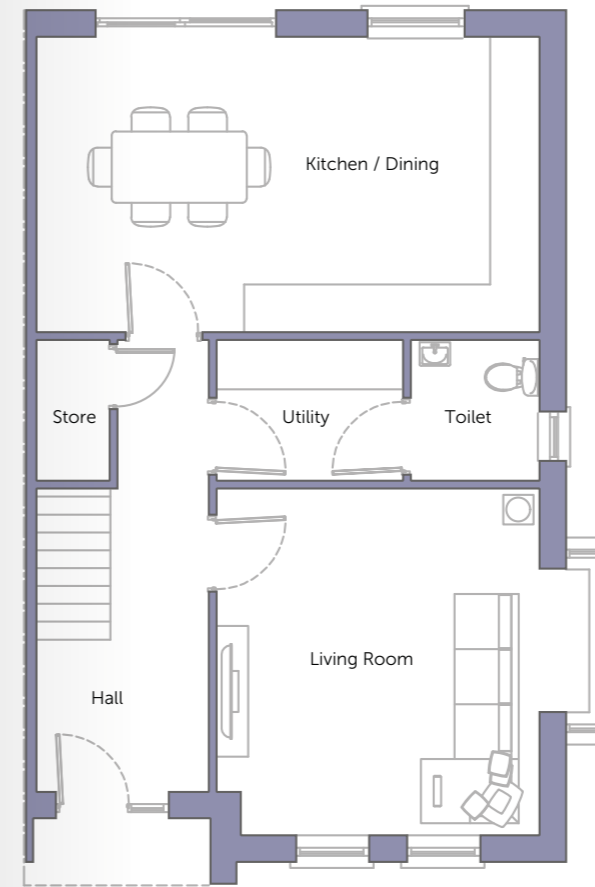
4 Bedroom Semi-Detached
125.1 sq.m / 1,347 sq.ft



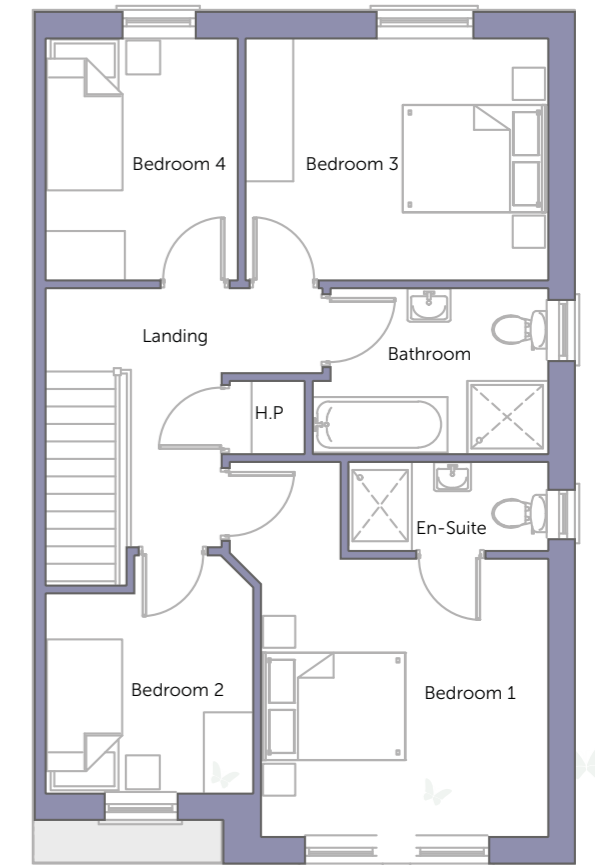
Ground Floor



First Floor



Ground Floor



First Floor

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Specifications

Structure

- Reinforced concrete raft foundation.
- Factory manufactured structural timber frame by specialist company.
- Block external leaf to perimeter.
- A Rated uPVC windows and composite front door.
- Fiber Cement Slate roof laid on breathable roofing felt on prefabricated roof trusses.

External Features

- Coloured render with canopy to external facade.
- uPVC fascia, soffit and rain water goods.
- Rear boundary walls to enclosed garden of fairfaced masonry and concrete post & timber panel construction.
- Rear garden levelled and seeded.
- Front drive paved with block paving finish.

Internal Features

- Quality modern integrated kitchen and utility units with slimline handles. Space provided for electric oven with hob, space for fridge/freezer, plumbed for dishwasher, washing machine. No appliances provided other than extractor fan.
- Internal painting to undercoat standard to include walls, ceilings, skirting, architrave and doors.
- Painted stairs, handrail and newel posts.
- Tiled floor to kitchen area, utility, downstairs w/c, main bathroom and/or en-suite.
- Tiled splashbacks to shower & bath.

Heating and Plumbing

- Highly efficient Firebird Air to Water heat pump heating source for domestic hot water and space heating.
- Thermostatically controlled heating provided to ground and first floor.
- Pressurised showers to bathroom and/or en-suite.
- Contemporary sanitary ware and taps throughout.
- Mechanical Heat Recovery Ventilation provided to all habitable rooms.
- Underfloor heating to ground floor.

Electrical

- All wiring in accordance with current electrical standards.
- Generous electrical specification as standard to include TV points and Data Cabling.
- All houses are provided with a category LD2 interconnected self-contained mains powered/battery backed smoke/heat alarms as per Technical Guidance Document Part B Dwelling Houses Volume 2 2017.

Energy /BER Rating

- All houses within the development will have a minimum A2 Rating.
- Houses highly insulated with airtightness membranes incorporated.

Structural Guarantee

- All houses will be covered by a 10-year structural guarantee by Homebond.





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Selling Agent



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Developer



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